

LEASE ABSTRACT

184 North Street, 2nd South
Pittsfield, Massachusetts 01201

BUILDING ADDRESS: 184 North Street, 2nd South, Pittsfield, Massachusetts 01201
PREMISES: 2nd Floor, 2nd South Suite as shown on Exhibit A-1 to the lease
USABLE AREA: 9,683 square feet
TENANT: The Commonwealth of Massachusetts acting by and through the Commissioner of its Division of Capital Asset Management and Maintenance of the Executive Office for Administration and Finance, and on behalf of the Department of Transitional Assistance
DATE OF LEASE: January 13, 2020
TERM: Ten years beginning on the date of first occupancy
TERMINATION: If sufficient funds are not appropriated or authorized by the Commonwealth for any fiscal year, Tenant may terminate by written notice to Landlord pursuant to Section 12.2 of the lease.

BASE RENT:	ANNUAL	MONTHLY
Years One through Five:	\$258,259.73	\$21,521.58
Years Six through Ten:	\$282,370.40	\$23,530.87

ADDITIONAL RENT: None
PARKING: None reserved
RENEWAL OPTION: None

LEASE ABSTRACT

184 North Street, 3rd Floor

Pittsfield, Massachusetts 01201

BUILDING ADDRESS: 184 North Street, Pittsfield, Massachusetts 01201

PREMISES: Portion of the 3rd Floor as shown on Exhibit A-1 to the lease

USABLE AREA: 5,415 square feet

TENANT: The Commonwealth of Massachusetts acting by and through the Commissioner of its Division of Capital Asset Management and Maintenance of the Executive Office for Administration and Finance, and on behalf of the Committee for Public Counsel Services

DATE OF LEASE: October 26, 2017

TERM: Five years beginning on the date of first occupancy

TERMINATION: If sufficient funds are not appropriated or authorized by the Commonwealth for any fiscal year, Tenant may terminate by written notice to Landlord pursuant to Section 12.2 of the lease.

BASE RENT:	ANNUAL	MONTHLY
Years One through Five:	\$80,954.25	\$6,746.19

ADDITIONAL RENT: None

PARKING: Two reserved spaces as shown on Exhibit A-2 to the lease

RENEWAL OPTION: None. The Term may be extended up to five additional years by mutual agreement under Section 16.1

LEASE ABSTRACT

190 North Street
Pittsfield, Massachusetts 01201

BUILDING ADDRESS: 190 North Street, Pittsfield, Massachusetts 01201

PREMISES: Portions of the Basement and 1st Floor as shown on Exhibit A to the lease

USABLE AREA: 25,009 square feet

TENANT: The Commonwealth of Massachusetts acting by and through the Commissioner of its Division of Capital Asset Management and Maintenance of the Executive Office for Administration and Finance, and on behalf of the Trial Court of the Commonwealth

DATE OF LEASE: July 18, 2019

TERM: Ten years beginning on the date of first occupancy

TERMINATION: If sufficient funds are not appropriated or authorized by the Commonwealth for any fiscal year, Tenant may terminate by written notice to Landlord pursuant to Section 12.2 of the lease.

BASE RENT:	ANNUAL	MONTHLY
Years One through Five:	\$712,756.50	\$59,396.38
Years Six through Ten:	\$724,760.82	\$60,396.74

ADDITIONAL RENT: None

PARKING: Four reserved spaces as shown on Exhibit A-2 to the lease

RENEWAL OPTION: None

LEASE ABSTRACT

The Miller Building
160 North Street, Suite 301
Pittsfield, Massachusetts 01201

BUILDING ADDRESS: 160 North Street, Suite 301, Pittsfield, Massachusetts 01201

PREMISES: Third Floor as shown on Attachment D to the lease

USABLE AREA: 9,000 square feet

TENANT: Berkshire Training and Employment, Inc, a Massachusetts Corporation

DATE OF LEASE: September 1, 2018

TERM: Five years beginning on January 1, 2019

BASE RENT:	ANNUAL	MONTHLY
Years One through Five:	\$150,390.00	\$12,532.50

ADDITIONAL RENT: Tenant shall be responsible for its share of real estate taxes and insurance, payable as additional rent pursuant to Section 3.2 of the lease

PARKING: Parking permits are rented for a total of \$900.00 monthly

RENEWAL OPTION: Five-year renewal option following the initial Term